

2009SP-030-001

Trust Auto Sales & Repair
Map: 105-08 Parcel: 242
South Nashville Community Plan
Council District 17 – Sandra Moore
Staff Reviewer: Brian Sexton

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 1535 4th Avenue South, approximately 200 feet north of Moore Avenue (0.3 acres), to permit automobile sales (used), and automobile service, and retail, requested by Sawa Saber, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary and Final SP - Permit automobile sales (used), automobile service and retail.

A request to rezone from Commercial Service (CS) to Specific Plan - Auto (SP-A) zoning and for final site plan approval for property located at 1535 4th Avenue South, approximately 200 feet north of Moore Avenue (0.3 acres), to permit Automobile Sales (Used), Automobile Service, and Retail.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

SP-A District - Specific Plan-Auto is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes auto uses.*

CRITICAL PLANNING GOALS N/A**SOUTH NASHVILLE COMMUNITY PLAN**

Neighborhood Urban (NU) NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy? Yes. The request to rezone the property from CS to SP-A is consistent with the NU policy. Predominant uses within NU policy areas include commercial activities including automobile uses.

PLAN DETAILS The property is approximately 0.3 acres in size. It is located north of the Tennessee State Fair grounds along 4th Avenue South. The property is developed and consists of an existing one story garage. This SP would permit the storage and servicing of used automobiles within the garage, but it does not propose any additional built square footage beyond the existing 1,500 square foot building. Staff has surveyed the area surrounding the proposed SP and found that there were four other similar auto uses located within 1,000 feet of this rezoning. Typically, staff does not consider there to be an over concentration of auto uses unless there are five or more similar uses within 1,000 feet of the proposed auto use.

Building Orientation The existing building is oriented towards 4th Avenue South. The primary entrance for pedestrians is located in the front of the building. A garage door opening for automobile access has been relocated from the front of the building to the rear. The garage is set back approximately 120 feet from the property line.

Access/Parking Primary access to the site is located along 4th Avenue South. Sidewalks are already in

place and the parking area in the front, right side and rear of the building is proposed to be paved. The UZO standards of the Zoning Code require that 8 parking spaces be provided. The plan proposes a total of 16 on-site parking spaces which meets the parking requirement.

Landscaping/Screening A variety of canopy trees and shrubs are proposed on site and along the perimeter of the property which meets the Urban Foresters requirement for landscaping. A six foot wood plank fence is proposed along the rear property line to provide screening for residences located in the back of the property. The plan also proposes a 24 inch brick knee wall along 4th Avenue South to provide additional screening for the parking area. A five foot wrought iron fence with brick pillars is proposed on the east and west sides of the property. A set of adequate elevations for the knee wall and wrought iron fence was submitted by the applicant and reviewed by planning staff.

A dumpster is located on the southeast portion of the property. Screening elevations for the dumpster was submitted by the applicant and reviewed by planning staff.

Signs Sign details were included in this SP. The plan proposes one 48 square foot wall mounted building sign that will be externally lit. The sign will be placed on the front side of the building fronting 4th Avenue South. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. Permitted signs include wall mounted signs with a maximum sign area of 48 square feet. Monument signs shall have a maximum sign area of 48 square feet and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of the driveway. Signs shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.

PUBLIC WORKS RECOMMENDATION

- The applicant should note that any work within the public right-of-way including ramp installation requires an Excavation Permit from the Department of Public Works

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.3	0.6 F	7,857 SF	189	25	25

Maximum Uses in Proposed Zoning District: SP-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Auto Dealer/Sales (841)	0.3	-	10,000 SF	334	21	26

Traffic changes between maximum: CS and proposed SP-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+145	-4	+1

STAFF RECOMMENDATION Staff recommends approval with conditions of the zone change request. The request is consistent with the NU policy of the community plan. Predominant uses in NU policy areas

consist of commercial activities including automobile uses.

CONDITIONS

1. Pole mounted signs are not permitted. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. Permitted signs include wall mounted signs with a maximum sign area of 48 square feet. Monument signs shall have a maximum sign area of 48 square feet and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of the driveway. Signs shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.
2. This SP is limited to automobile sales (used), automobile service, and retail uses.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district as of the date of the applicable request or application.
4. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.
5. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.
6. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.

Approved with conditions, (9-0) *Consent Agenda*

Resolution No. RS2009-159

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-030-001 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

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The proposed SP-A district is consistent with the South Nashville Community Plan's Neighborhood Urban policy.